SMART GROWTH
GUIDELINES FOR SUSTAINABLE

DESIGN & DEVELOPMENT

A PROJECT OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY
SMART GROWTH IMPLEMENTATION ASSISTANCE PROGRAM &

THE CONNECTICUT CAPITOL REGION COUNCIL OF GOVERNMENTS

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PROSPEROUS SMART GROWTH LOCATIONS

OBJECTIVES	GUIDELINES
NATURAL RESOURCES PRESERVATION	
Preserve and protect farmland, natural resources and habitat	Locate the development on a site that does not have: - Wetlands, water bodies or land within 100 feet of these areas - Prime agricultural soils - Unique or prime forest soils - Threatened or endangered species habitat - Aquifer recharge areas
ENVIRONMENTALLY SENSITIVE AREAS PROTECTION	
Protect environmentally sensitive areas	Locate the development on land that does not have: - Steep slopes greater than 15% - 100-year floodplains - Highly erodible soils
Enhance and protect the ecology of natural systems	Establish a mandatory no-development buffer at wetlands, floodplains, lakes, rivers, and estuaries
EXISTING DEVELOPMENT & INFRASTRUCTURE CONNECTIONS	
Capitalize on existing infrastructure	Locate the development on a site that has access to existing roads, water, sewers and other infrastructure and is within or contiguous to existing development
Redevelop and restore value of contaminated or under-utilized land	To the greatest extent possible, locate the project on a greyfield (underused or abandoned site), brownfield (underused or abandoned site with real or perceived environmental contamination), or other adaptive reuse/infill site
Minimize reliance on private septic systems	Discourage development on sites where private septic systems will be required, both because of the cots of maintenance and typical system failures, and because of the large lot size required to service the systems
TRANSPORTATION AND TRANSIT SYSTEMS ACCESS	
Encourage transit and other alternatives to single occupancy cars, reduce total congestion, vehicle miles traveled, household transportation costs, and greenhouse gas emissions	Locate the development on a site that is served by or within walking distance of public transit or other alternative transportation, such as: - Bus - Train (light rail, heavy rail, tram) - Ferry - Bike lanes and designated bike routes - Car share